
Chapter 2

DEVELOPMENT PLAN

The Sycamore Canyon Specific Plan employs the same structure and content as a general plan, only in more "specific" detail. Accordingly, it is appropriate to state the following:

Goal

A comprehensive plan and policies to encourage and facilitate high quality industrial development in the subject area

Objectives

- Establishment of site design standards to assure quality development
- Recognition of AICUZ impact and topographic features as development constraints
- Preservation of Sycamore Canyon as a unique natural resource with Citywide open space value
- Efficient and orderly development to minimize infrastructure costs

These goal and objectives statements reflect recommendations of the Southeast Area Study as relevant to the Specific Plan site.

The City of Riverside has placed a high priority upon economic development as a means of stimulating local job opportunities, a healthier tax base, and a stronger and broader range of industries within the community.

This Specific Plan initiated by the City Council, will require a continued City commitment toward a joint partnership effort with the various land owners and developers to implement the Plan. An Action Program necessary to achieve the goal and objectives is further defined in Chapter 4 of this Plan.

2.1 LAND USES

Sycamore Canyon Business Park will accommodate a variety of industrial, commercial, and industrial support uses in a planned development complex.

Consistent with plan objectives, the arrangement of these uses and the relationship to

natural and man-made environmental features are intended to produce an industrial park of high quality.

The Land Use Plan (Figure 5) describes this pattern of land uses. A tabulation of approximate development acreage is shown in Table 1.

TABLE 1
Land Use Distribution Summary

USE	GROSS ACRES
Retail Business and Offices	137
Industrial	802
Industrial Support	33
Arroyo (Sycamore Canyon)	431
<i>Total</i>	<i>1,403</i>

These land use categories are generally described as follows:

Retail Business and Offices

This land use category allows for retail shops, services and other similar commercial development. It also provides for low to moderate intensity office uses and for some visitor-serving commercial development. The typical development intensity for this category is a 0.25 Floor Area Ratio (FAR); the maximum development intensity is a 0.35 Floor Area Ratio (FAR).

Commercial Office Support (COS)

Uses include industrial, administrative and office support uses, personal services, and highly limited retail uses intended to meet the needs of Industrial Business Park and their employees. (No acreage within this plan).

Industrial

Appropriate land uses include light industrial, distribution and warehousing, and product assembly as further defined in Section 3.1.

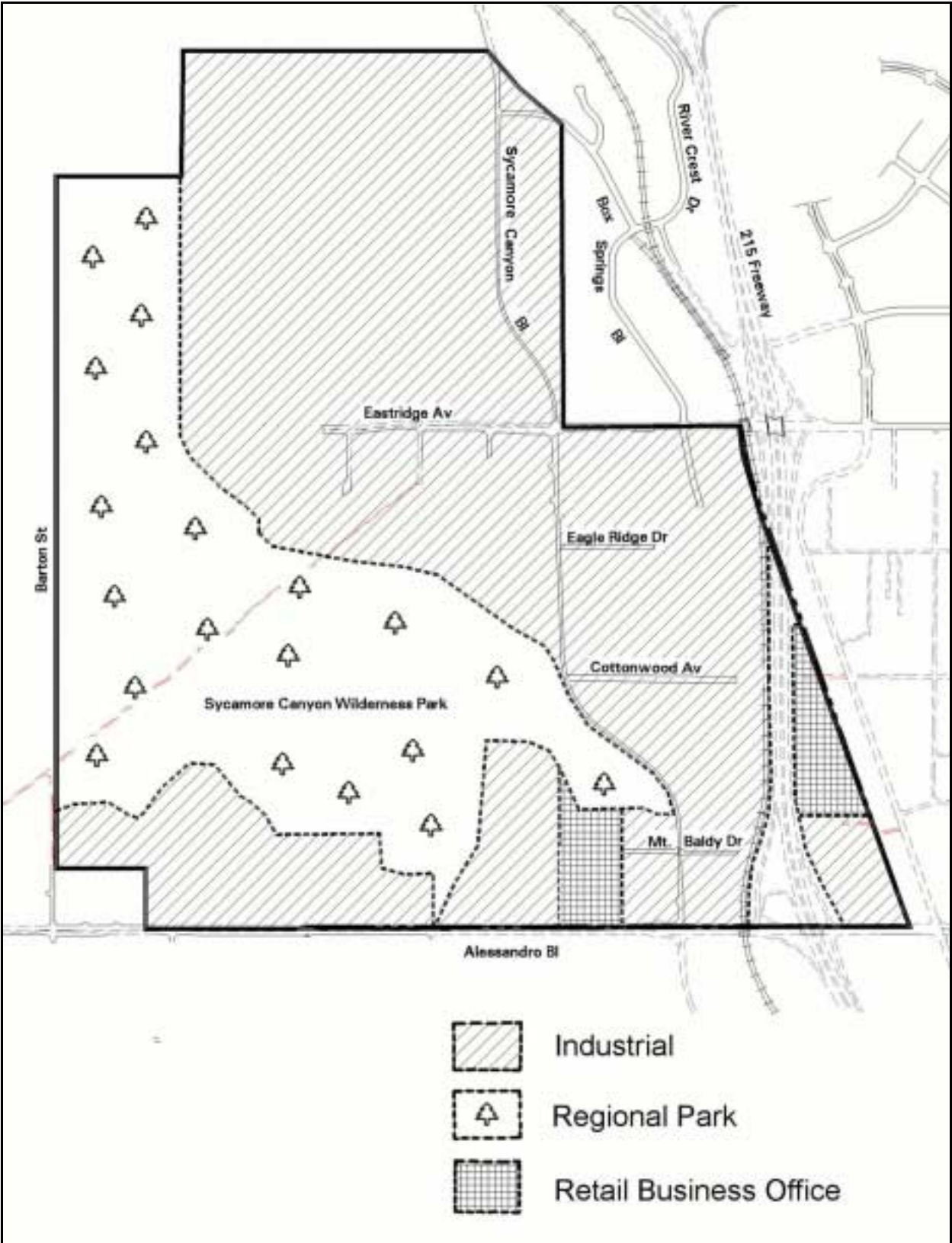


Figure 5 Land Use Map

Industrial Support

Low intensity industrial support uses (i.e. 25% LUI)

Arroyo

Sycamore Canyon open space area

The arroyo portion of the Specific Plan area is a unique feature of this project. For many decades, the City of Riverside has identified Sycamore Canyon and its constituent drainage swales as a natural open space feature with City-Wide significance. In addition to its potential open space/recreation potential, this arroyo provides a logical dividing line between residential areas to the west and the industrial uses proposed in the Specific Plan.

The Plan calls for a multi-purpose use for this area. An easement for public use of a planned recreation trail (pedestrian/equestrian) is included as shown in Figure 7. The bulk of the arroyo is planned for retention as natural, undeveloped open space. Other uses of the side canyons of the arroyo would include drainage siltation retention basins to control storm water runoff from the Sycamore Canyon Business Park. In this manner, stormwater runoff can be cleaned up prior to entry into the natural canyon system, and the arroyo can then become a logical extension of the natural drainage system which has existed. The City Council has authorized a Specific Plan for the entire Sycamore Canyon area. When adopted, said plan will further define permitted uses and maintenance of this open space.

Final development of Sycamore Canyon Park will include an active recreation area in a portion of the Park. This area is between Alessandro Boulevard and the planned interpretive center, and will include family and group picnic facilities, parking, and a children's play area. This active recreation area is approximately five acres in size. The nature and scope of development in the Sycamore Canyon Park is described in the General Development Plan of the Sycamore Canyon Specific Plan, (Separate Document). Park boundaries are defined and basic park uses are identified and located. Construction details of each of these uses will be defined during the preliminary plan and working drawing phase of development, but must be in conformance with the General Development Plan. If a change in the General Development Plan is desired, it must be amended in the same manner as other elements of the Specific Plan. Development within the entire park shall generally be paid for with park fees, or other sources available to the City.

In the upper part of the Canyon, an area of sloping land into the Canyon has been utilized for years as an agricultural area. Since it is immediately adjacent to the Canyon and it naturally slopes into the Canyon, this area will be used for compatible agricultural or tree farming uses, to be operated under contract with the City.

2.2 CIRCULATION

The Sycamore Canyon Business Park has direct access to the "Escondido Freeway" (I-15E, U.S. 395) and to Alessandro Boulevard.

The freeway status is under review by CalTrans and the federal Department of Transportation at this time. Efforts are underway to retain the existing I-15E designation (as part of the federal interstate freeway system) and to implement necessary improvements to meet physical design and construction standards.

The existing divided highway portion which abuts the Business Park on the east is planned to be improved by such standards. Full interchange at Alessandro Boulevard and Eastridge/Eucalyptus Avenue, are also under consideration. Upon adoption of the Eastridge/Eucalyptus interchange by CalTrans, the City will endorse deletion of the proposed highway 81 from the State Highway System.

The Specific Plan calls for the primary entrance to the Industrial Park at Eastridge with a full freeway change at Eastridge Avenue and I-215, and a secondary ingress/egress at Sycamore Canyon Boulevard intersections with Alessandro Boulevard to the south and Box Springs Boulevard to the north.

Circulation policies for the Specific Plan include access controls as a means of assuring adequate traffic flow and safety:

- Access to an arterial shall be limited to one point for 300 feet of frontage, or one point per parcel with less than 300 feet of frontage.
- Combined access to arterials between adjacent properties shall be encouraged wherever possible to reduce the number of encroachments.
- Access points shall be located a minimum of 100 feet from the back of curb returns at intersections of arterials wherever possible.
- Median island breaks and left turn access shall be subject to Public Works Department approval.

Two road improvements standard sections are called for in this plan -- a 106 foot industrial thruway (arterial) and a 60 foot industrial collector. These standards are illustrated in Section II-C. For additional specific information regarding street cross-sections contact the Public Works Department.

The circulation system within the plan utilizes variable-width streets ranging from undivided two-lane to divided 8-lane in order to accommodate anticipated traffic flows.

Specific arterial designations are as follows:

- Alessandro Boulevard -- an 8-lane divided major between Sycamore Canyon Boulevard and Interstate-215, the remainder as a 6-lane divided major
- Eastridge Avenue -- a variable-width major ranging from a 4-lane divided on the West to an 8-lane divided at the future Interstate 215 interchange on the East
- Sycamore Canyon Boulevard -- a variable width, 4-lane divided major between Alessandro Boulevard and Crestridge Drive
- An "urban interchange" will be located at Interstate 215 and Eastridge Avenue. Provisions will be made to extend Cottonwood Avenue across the future alignment of I-215.

2.3 LANDSCAPING AND DESIGN CRITERIA

Implementation of the Sycamore Canyon Business Park Specific Plan will be strongly affected by the landscaping and design of the development sites.

The basic objective of the Plan in this regard is to create a strong unified landscape character in the plan area. This will be done by implementing the standard city landscaping requirements for industrial and commercial developments.

Characteristics of City Standards include:

- Use of water conserving turf, ground cover, and trees
- All slopes adjacent to and/or visible from Sycamore Canyon Park shall be treated with native plant materials
- Use of standard curb and gutter treatments

Key entrances to the Park are identified to create landmarks within the landscape theme to orient users.

A median is used in the thruway streetscapes to provide scale and continuity of the entry statement with accent tree planting, and to control traffic flow.

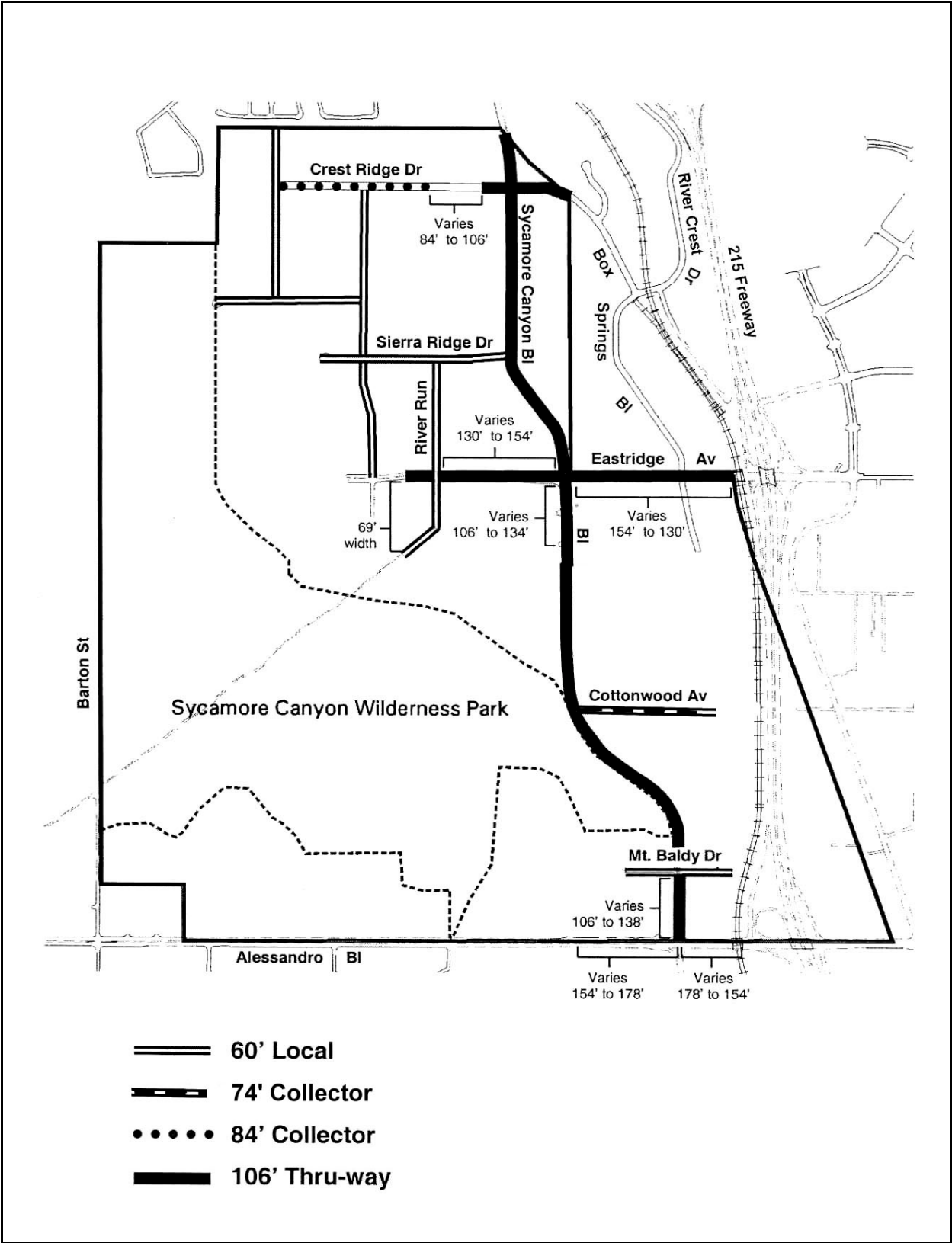


Figure 6 Circulation Plan

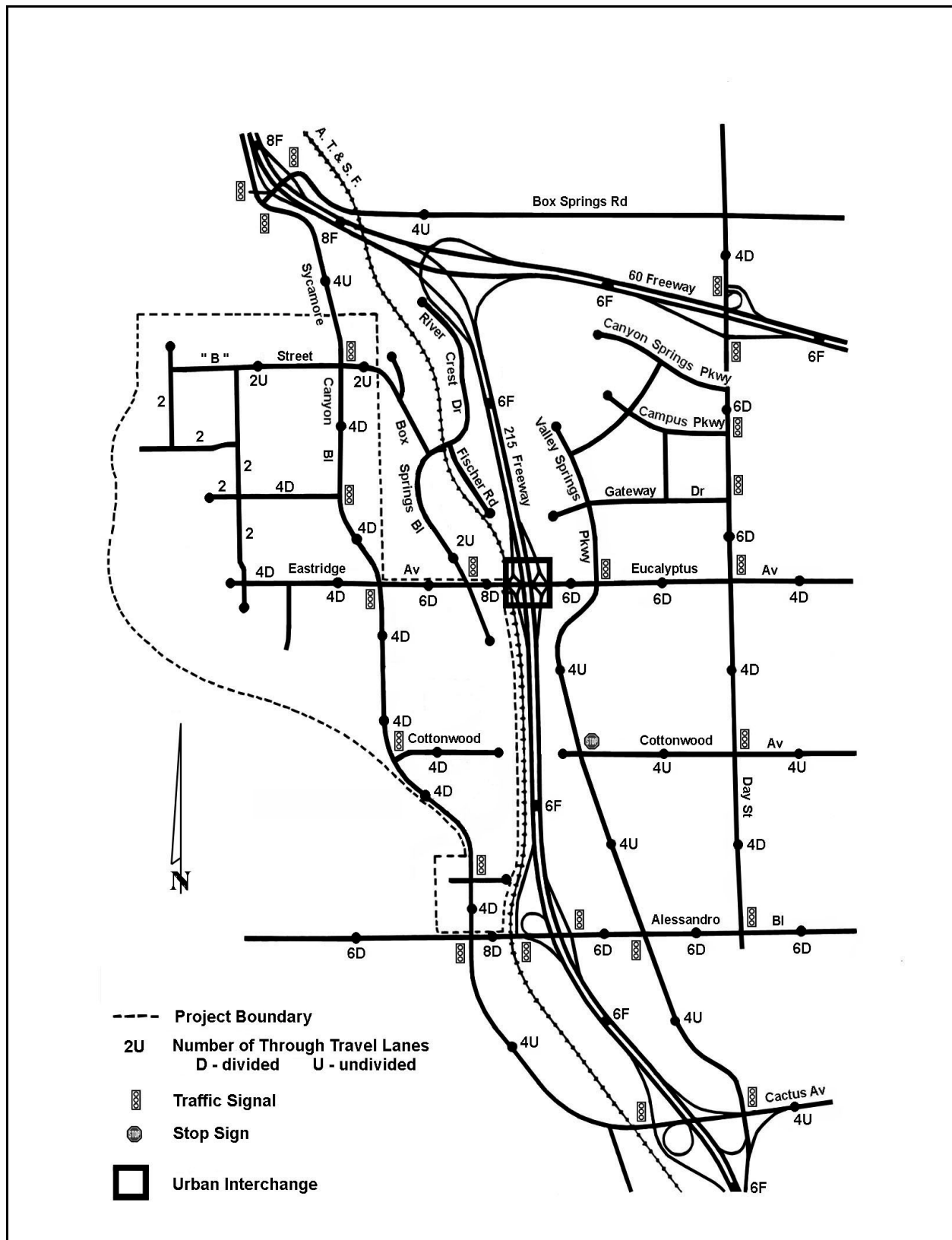
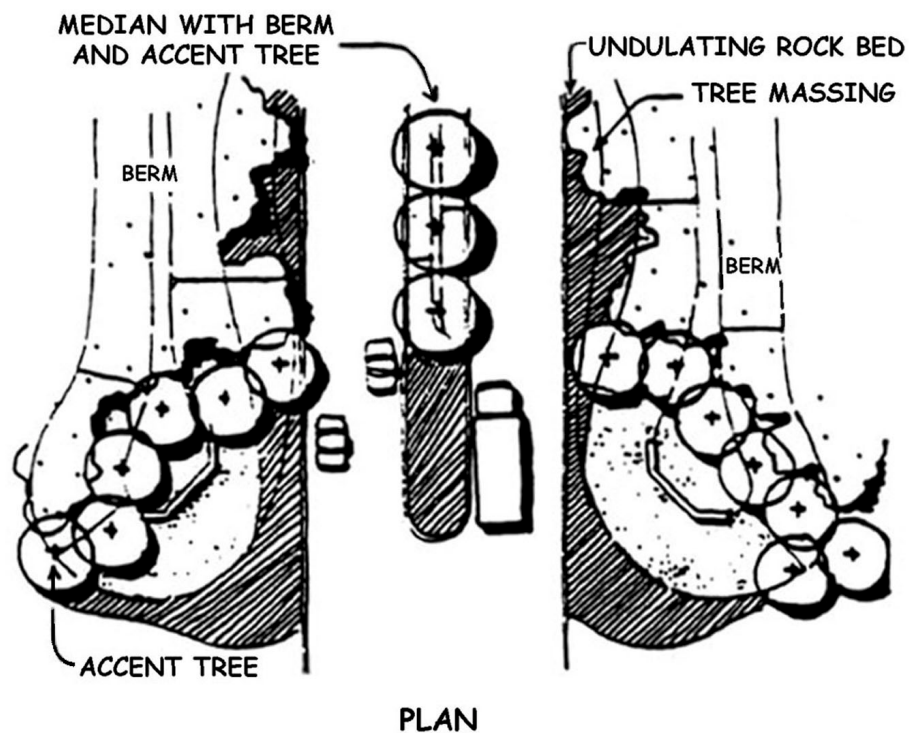
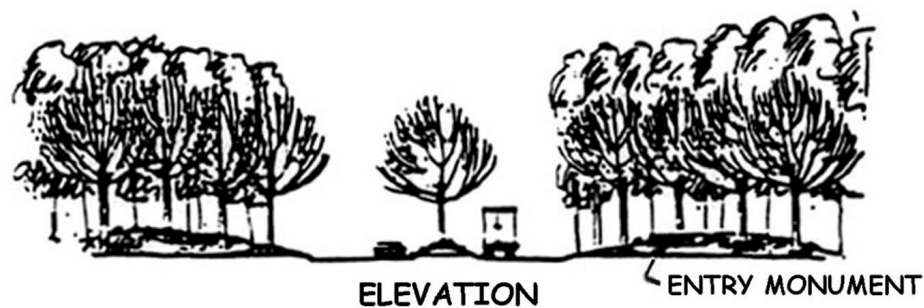


Figure 6a Circulation Plan

The selection of plant materials should be made with water conservation and low maintenance characteristics as major considerations. The aesthetic qualities of such plants should blend with the native plant material in the area; especially at edges of the project near the Sycamore Canyon open space. A plant list is included to suggest appropriate material selection. Where the rear side yard of industrial development abuts the Sycamore Canyon Open Space area, special consideration shall be given to the design of required landscaping so as to provide a visual buffer. Methods to be employed shall include undulating berms and dense planting of native materials to include trees and shrubbery.



ENTRY STREETSCAPE

Plant materials, identified in order of preference for particular areas, are:

TREES

Tall, vertical evergreens (Thru-way)

1. Eucalyptus massing from the following varieties:

- Euc. sideroxylon (red iron bark)
- Euc. polyanthemos (silver dollar)
- Euc. nicholii (willow leafed peppermint)
- Euc. erythrocorys (red cap gum)

2. Pinus species

Broad-dome evergreens (Collector road)

1. Geijera parviflora (Australian willow)
2. Schinus molle (California pepper)
3. Schinus terebinthifolius (Brazilian pepper)

Accent Trees

1. Pistachia chinensis (Chinese pistache)
2. Platanus acerifolia (London plane tree)
3. Koelreutaria paniculata (golden rain tree)
4. Acacia baileyana
5. Platanus racemosa (California Sycamore)
6. Salix species (willow)

GROUND COVERS

Rock bed (native granite material)

Grasses (fountain grass, ruby grass) Note: Unmowed with temporary irrigation for the first year

Hydro-seed mix consisting of 3 ft. maximum height, low fuel combustible mix of perennials, woody plants and spring flowers

Hand-planted materials (plumbago auriculata, honeysuckle, cerastium tomentosus)

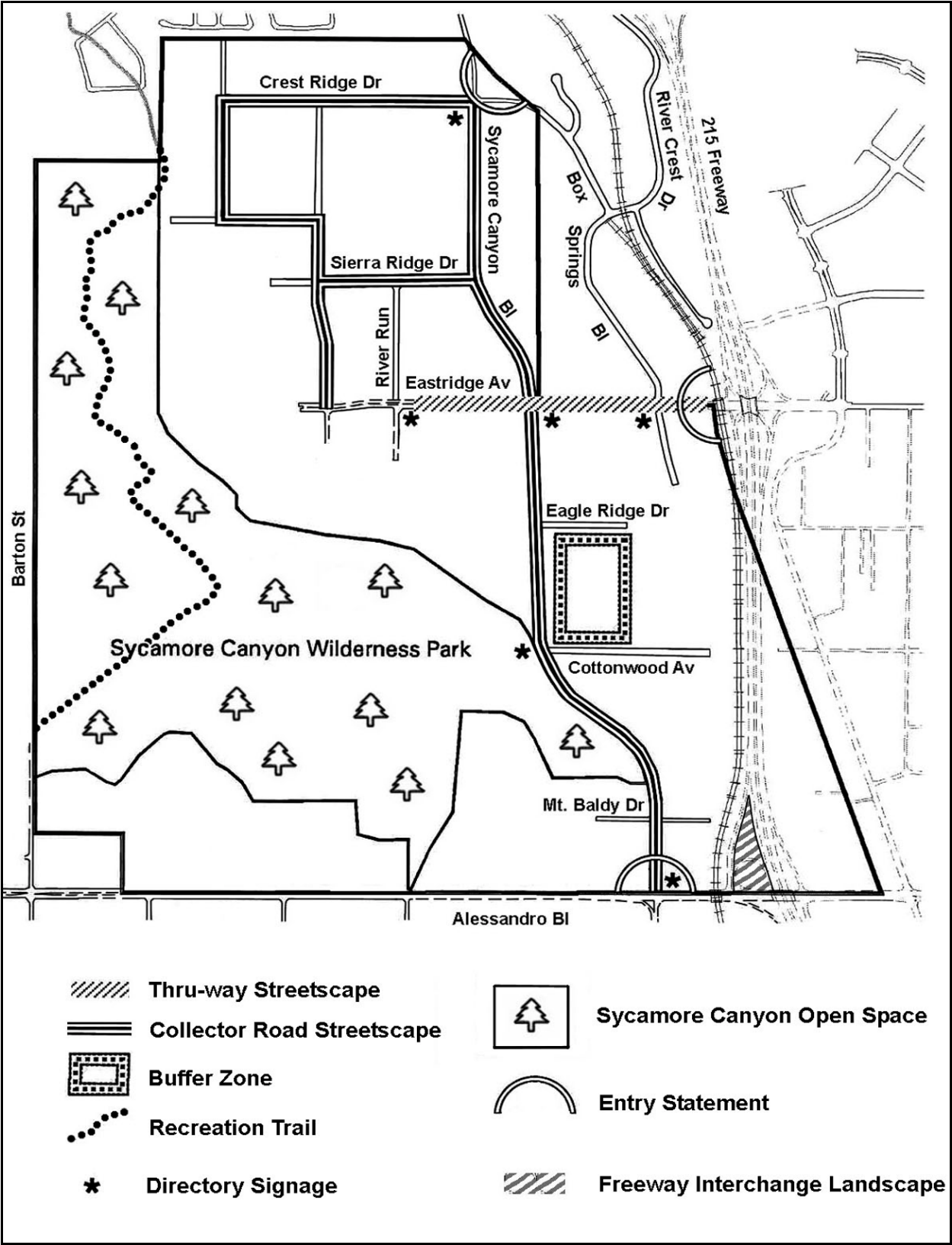


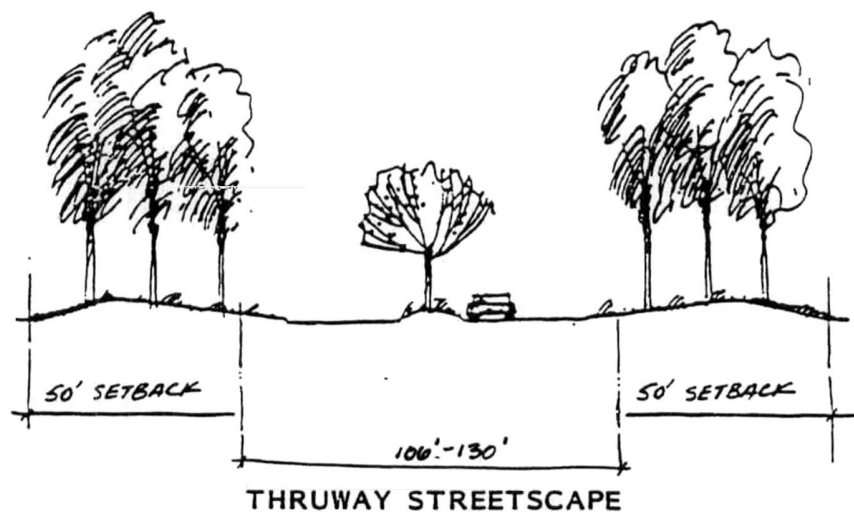
Figure 7 Landscaping/Urban Design

Chapter 2: Development Plan

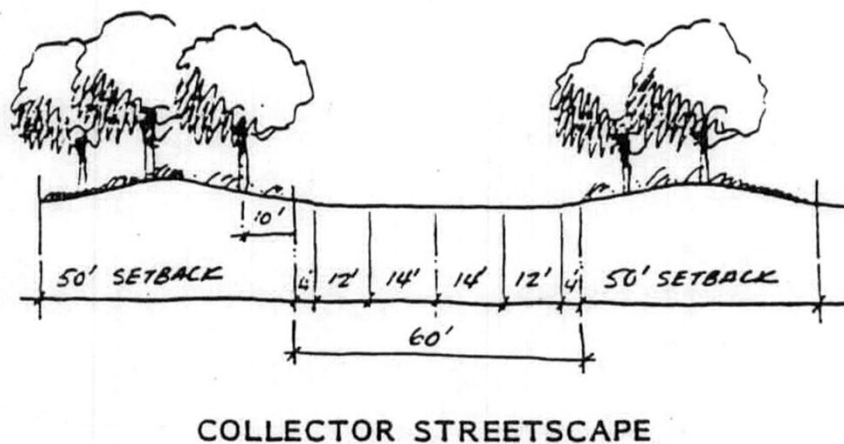
All plantings to have permanent drip irrigation systems complete with moisture-sensing device to conserve water.

Streetscape guidelines have been developed as major design criteria for the Park.

The proposed thruway (arterial) concept involves a dominant landscape treatment with taller trees and a median design feature. As shown below, the tall evergreen trees are informally massed along the right-of-way within the setback area. Accent trees (deciduous) are centered in the median to avoid limb damage by passing trucks.



Collector roads receive secondary landscape treatment with smaller-scale trees and no median. The broad-dome evergreen trees are set back from the right-of-way to avoid damage by traffic.



2.4 UTILITIES

Provisions for adequate utility service is a key aspect of the Specific Plan. Two principal factors, availability and cost, guided the preparation of this section.

An extensive data gathering process was undertaken to identify all existing and currently proposed utility systems relative to the Sycamore Canyon Business Park Study area. This data was then evaluated, and a determination made as to how best provide for future service system needed to implement the proposal land use plan. The evaluation paid particular attention to the relationship between the Land Use Plan, (described in the following subsection), and the potential location of future utility lines. In most cases, it has not been possible to specify the sizes for specific utility line extensions. The actual sizes will be dependent on the intensity and type of development which occurs. As specific project development proposals are identified it will be possible to calculate line sizes. This does not preclude making a determination as to where major utility service lines can most suitably be located as well as to the phasing sequence in which they will need to be constructed.

The remainder of this subsection is a discussion of each major utility. A description of the existing system is given first, followed by proposals for future line extension. Figure 8, Utilities Plan, presents in graphic form, the location of existing and proposed utility lines described as follows:

2.4.1 WATER (LOCAL SERVICE)

Principal water purveyor in the Specific Plan Area is the Western Municipal Water District of Riverside County (WMWD). The Plan Area is located in the northeast corner of the WMWD service area and is entirely within their Western Improvement District #3. This area became part of the water district prior to city's annexation; which has resulted in the water district's boundaries not always being coterminous with the city boundary.

Principal water lines serving the Sycamore Canyon Specific Plan are a 12" line along the northern side of the Alessandro Boulevard r-o-w, and a 23" line perpendicular to Alessandro Boulevard running north from a point \pm 1,000 feet west of the Alessandro/AT&SF r-o-w intersection to the intersection of Cottonwood Avenue and the AT&SF r-o-w, and a 10" line continuing north along the AT&SF r-o-w to Eastridge Avenue. There is a connecting 10" line in Eastridge Avenue between Box Springs Boulevard and the AT&SF r-o-w. A 12" WMWD line is located in Box Springs Boulevard south of Eastridge Avenue. This line connects with a 12" line in Box Springs Boulevard north of Eastridge Avenue which is owned by the Eastern Municipal Water District (EMWD). The EMWD serves the industrial area in the county located adjacent to Box Spring Boulevard.

The entire Plan Area is within WMWD pressure zone #1837. The 12" line in Alessandro currently has a capacity of 1,200 to 1,500 gallons per minute.

As of January 1, 1982, the only proposed water system improvement in the Specific Plan area was an 18" line paralleling the existing 12" line in Alessandro Boulevard. This has not been designed and no funding has been allocated for it.

Representatives of the WMWD have stated that there is adequate water volume available to serve any potential industrial development within the Specific Plan Area. They also stated that forming the loop systems between the northern and southern portions of the Planning Area would be the best way to provide service. The northeast corner of the study area would be served by the WMWD off of a 23" line in Box Springs Boulevard. This would require a joint metering agreement with the EMWD similar to that already in operation for the line south of Eastridge Avenue.

Specific water service line extensions should be engineered and accomplished through the proposed Redevelopment Agency project and/or Tax Assessment District.

2.4.2 WATER (REGIONAL)

The Metropolitan Water District of Southern California (MWD) operates the Mills Filtration Plant, adjacent to the southwestern corner of the Plan Area. Water processed at the facility is sold to two water agencies who serve the Riverside area.

Water is supplied to the Filtration Plant by a 10' diameter pipe line which runs diagonally across the Plan Area from the northeast to the southwest. This line connects the plant with the east branch of the California Aqueduct at a point near the Riverside International Raceway. It is within a fee-owned 80' r-o-w and is buried between 6' and 6 2'. No permanent structures can be built within this r-o-w, although it can be used, through a lease agreement with MWD, for vehicular access and parking. The pipeline is five years old and has been designed to H-20 loading standards. No structural reinforcement is likely to be required for either a road or railroad spur crossing. This assumes that the line remains buried at least 5 feet, (i.e., no more than 1 foot of soil may be removed from the r-o-w by grading operations). In addition, the r-o-w must remain open to the MWD for access at all times. The replacement of any improvements made within the r-o-w by a lessee (e.g., parking areas, curbs/gutters, etc.), should they be damaged by the MWD in gaining access to the line, is the responsibility of the lessee.

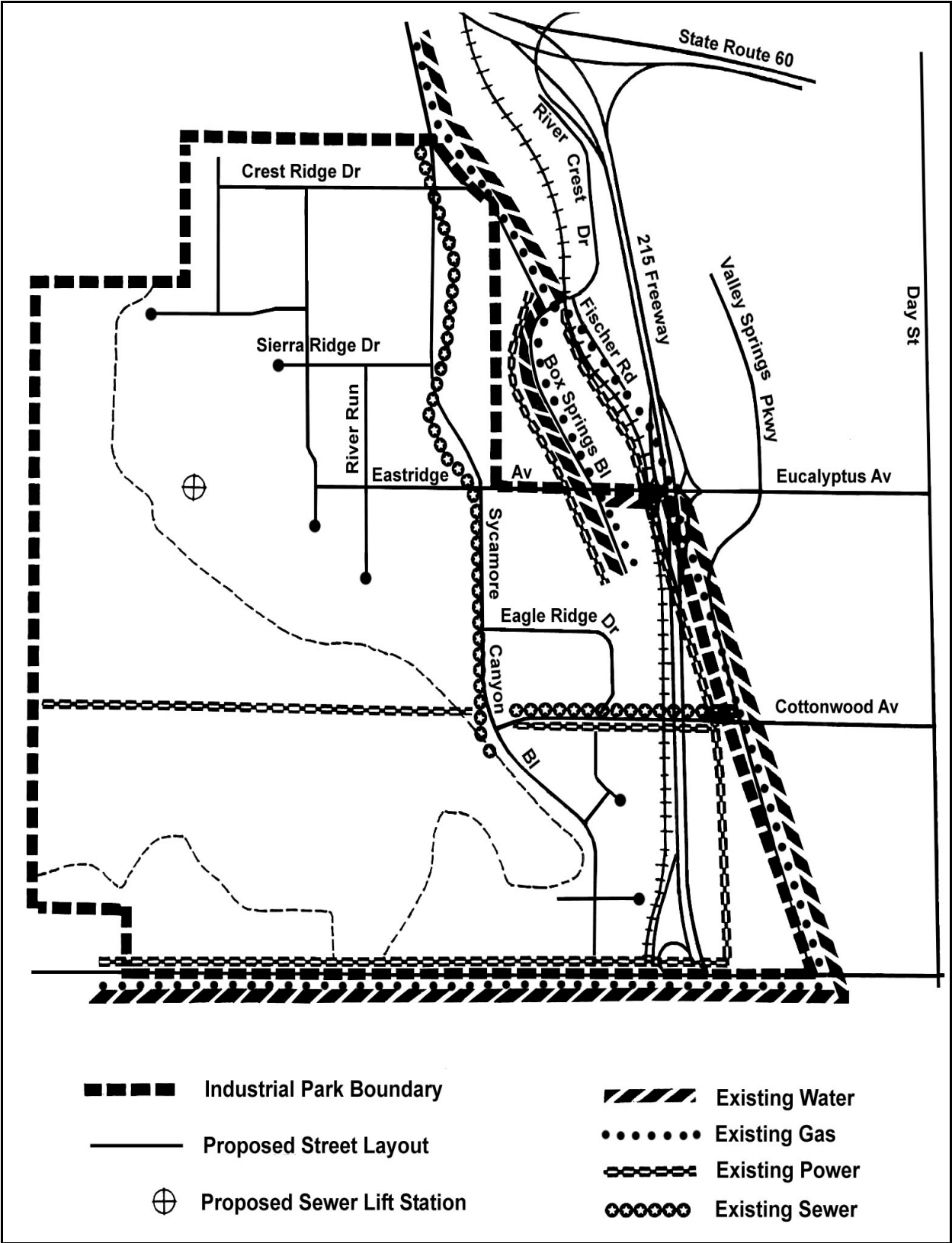


Figure 8 Utilities Plan

No changes or alterations to the MWD pipeline are proposed under this plan. In addition, no impact on the Mills Filtration Plant is anticipated to result from implementation of the proposed project.

2.4.3 SEWERAGE

The Plan Area is within the service area of both the Edgemont Community Services District (ECSD) and the City of Riverside. ECSD currently contracts with the City of Riverside for sewage treatment. An existing Edgemont facility chlorinates effluent from its service area and sends it into the City lines. No expansion of the Edgemont facility is anticipated.

The City of Riverside has an 18" and 24" trunk line in Sycamore Canyon Boulevard and an existing trunk line in Cottonwood Avenue, that the Edgemont facility feeds into. A sewer lift station will be required. The lift station is proposed to be located at the southwest corner of Eastridge Avenue and River Ridge Drive.

Additional trunk lines will be installed by the City as development demand occurs. These lines will follow the proposed roadway system.

2.4.4 ELECTRICAL

Electrical power to those uses currently located within the Plan Area is currently provided by the Southern California Edison Company. SCE facilities include 4 kilovolt (KV) and 12 KV overhead circuits along the west side of the AT&SF r-o-w. The 12 KV circuit serves industrial development along Box Springs Boulevard in the county area, while the 4 KV circuit serves the Edgemont Community Services wastewater treatment facility, as well as businesses and residences bordering the west side of Interstate 15E. The Edison Company also has a 23 KV overhead circuit along the south side of Alessandro Blvd., west of Interstate 15E.

The nearest city-owned electrical circuit is a 23 KV overhead line which originates at the La Colina substation (599 Central Avenue) and terminates at the MWD Mill Filtration Plant. There is also a 69 KV overhead circuit which originates at the La Colina substation and terminates at the Freeman substation (330 Gibson Street). Both of these circuits pass close to the western border of the Plan Area.

The City is currently in the process of assuming service from SCE for all of the circuits currently located within, and adjacent to, the Plan Area. This involves extending the 12 KV circuit which serves the MWD Mills Filtration Plant easterly to a point past the ECSD wastewater reclamation plant and then northerly to Box Springs Boulevard where it will

connect with the existing SCE system. The total cost for this project is approximately \$265,000, and it is scheduled for completion by mid-1982.

City acquisition of SCE circuits in the Plan Area will not significantly increase the service capacity of the area. Potential new development will require additional circuits. This would most likely include a 69 KV circuit in the same r-o-w as the proposed city 12 KV circuit between the Filtration Plant and Box Springs Boulevard. In addition, one or more new substations, located near the Alessandro Boulevard/Interstate 15E intersection and/or north of the ECSD treatment plant, would be necessary.

All new circuits providing service within the Plan Area will be underground. These circuits will form loop systems with street rights-of-way. Specific electrical transmission line extensions should be engineered and accomplished through the proposed Redevelopment Agency Project and/or Tax Assessment District.

Recently, the city constructed an electrical transmission line approximately 600 yards north, and parallel to Alessandro Boulevard. It bisects the planned public park. This line should be relocated away from park viewsheds and prime value areas. Every consideration should be given to the relocation of this line during the development of the park.

2.4.5 NATURAL GAS

Natural gas is provided to the Plan Area by the Southern California Gas Company. Facilities include a 3" line along the western 2,700' of the north side of the AT&SF r-o-w to Cottonwood Avenue and a 4" line in Box Springs Boulevard. This last line passes through the developed industrial area in the county and extends south of Eucalyptus Avenue and the length of the improved portion of Box Springs Boulevard (± 400 feet). There is a 30" transmission line which crosses the central portion of the Plan Area from west to east, north of the ECSD treatment plant, to the Cottonwood Avenue r-o-w, along which it continues east. This r-o-w is 16.5' wide and is subject to essentially the same condition and restrictions as the previously described MWD r-o-w.

The gas company has stated that adequate supplies for future development are available, barring unforeseen conditions beyond their control. At the present time, there are no planned improvements with the Plan Area.

Specific line extensions should be engineered and accomplished through the proposed Redevelopment Agency Project and/or a Tax Assessment District.

2.4.6 PETROLEUM PIPELINE

The Four Corners Pipe Line Company maintains a 16" petroleum pipe line which it runs near the center line of Alessandro Boulevard. The exact depth is unknown; however, it is expected to be a minimum of 3'. This line carries crude oil at high pressure from New Mexico to Los Angeles. Structures cannot be constructed over the line and the pipe line company should be contacted before excavating in its vicinity.

No Specific Plan proposals will significantly impact this facility.

2.4.7 AVIATION FUEL LINE

A 6" Southern Pacific Pipe Line, Inc. (SPPL) pipe line carrying aviation fuel at 600 psi to March Air Force Base (southeast of the Plan Area) is located in the western side of the AT&SF r-o-w. There is a joint venture agreement between the pipeline company and the railroad for the use of the AT&SF r-o-w. Access must be available to the line at all times, although there are no special restrictions relative to street or railroad spur crossings as long as a 2' soil cover is maintained. Specific Plan proposals are not expected to impact this line.

2.4.8 STORM DRAINAGE

There are no City or county storm drain facilities within the Plan Area. In addition, no comprehensive storm drain studies cover the area. A preliminary review of storm drain needs by the City's Public Works Departments, states that no major storm drain construction would be required to serve potential future development. Drainage facilities will most likely be limited to those normally required to be installed by developers as part of their projects. It is anticipated that Sycamore Canyon, a major natural drainage feature bisecting the Plan Area from southeast to northwest, would continue to accept most of the project area's storm water runoff. Studies shall be performed concerning the control of the runoff to avoid environmental damages to the Sycamore Canyon Park. If necessary, adequate drainage-siltation basins will be built on the side canyons entering the arroyo so as to retard these increased flow and retain debris originating in the industrial area. Such facilities shall be engineered, constructed and maintained through a Tax Assessment District and/or Redevelopment Agency Project.

On November 24, 1992 the City Council approved an amendment (SP-001-923) locating three drainage-siltation basins subject to conditions. Two of the facilities, locations B and C are located entirely within Sycamore Canyon Wilderness Park and location A straddles the boundary with the business park. A map labeled Appendix C, Figure 1 shows the sites.